

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	99.63 %	88.98 %	1	92.07 %	97	98	
% of Funds Disbursed	97.57 %	81.26 %	1	84.14 %	99	99	
Leveraging Ratio for Rental Activities	0.32	3.21	15	4.79	9	6	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.27 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.55 %	68.37 %	2	69.74 %	80	85	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.34 %	87.43 %	13	80.97 %	27	26	
% of 0-30% AMI Renters to All Renters***	54.79 %	52.44 %	8	45.50 %	64	68	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.89 %	97.57 %	14	95.55 %	31	31	
Overall Ranking:			In State:	8 / 20	Nationally:	59	59
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,256	\$26,551		\$26,831	73 Units	27.00 %	
Homebuyer Unit	\$31,492	\$17,389		\$15,029	175 Units	64.80 %	
Homeowner-Rehab Unit	\$6,630	\$22,657		\$20,806	22 Units	8.10 %	
TBRA Unit	\$0	\$5,693		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muskegon MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$18,853	\$74,768	\$9,062
State:*	\$78,770	\$73,835	\$19,467
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.89

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	47.1	28.6	36.4	0.0	Single/Non-Elderly:	38.6	36.0	9.1	0.0
Black/African American:	44.3	63.4	63.6	0.0	Elderly:	7.1	4.0	81.8	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	34.3	31.4	4.5	0.0
American Indian/Alaska Native:	1.4	0.6	0.0	0.0	Related/Two Parent:	8.6	25.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0	Other:	11.4	2.3	4.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	1.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	1.4	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	4.3	5.1	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	34.3	19.4	77.3	0.0	Section 8:	1.4	0.0	#	
2 Persons:	35.7	20.0	9.1	0.0	HOME TBRA:	0.0			
3 Persons:	11.4	21.7	4.5	0.0	Other:	20.0			
4 Persons:	11.4	20.0	9.1	0.0	No Assistance:	78.6			
5 Persons:	4.3	12.0	0.0	0.0					
6 Persons:	2.9	5.1	0.0	0.0					
7 Persons:	0.0	0.6	0.0	0.0					
8 or more Persons:	0.0	0.6	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muskegon State: MI Group Rank: 59
 (Percentile)
 State Rank: 8 / 20 PJs Overall Rank: 59
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	89.55	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	95.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	0.51	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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